

Page 1: DRC Site Plan - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	Evangelical Foundation for Christian Service, Inc.
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner
Address, City, State, Zip	880 South Federal Highway, Fort Lauderdale, FL 33316
E-mail Address	scott@rivostachurch.com
Phone Number	954-522-2518
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

NOTE: If AGENT is to represent OWNER, notarized letter of consent is required

Applicant / Agent's Name	Tracy H. Lautenschlager, Esq.
Applicant / Agent's Signature	<i>Tracy H. Lautenschlager</i>
Address, City, State, Zip	401 E. Las Olas Boulevard, Suite 2000, Fort Lauderdale, FL 33301
E-mail Address	lautenschlager@gtlaw.com
Letter of Consent Submitted	Yes

Development / Project Name	Rio Vista Church Site & Building Improvements
Development / Project Address	<u>Existing:</u> 800 S. Federal Highway <u>New:</u> Same
Legal Description	RIO VISTA ISLES UNIT 3 7-47 B LOT 1 LESS W 25 FOR ST RD, LOTS 2-6 AND S1/2 OF VAC RIO VISTA BLVD ABUTTING SAID LOTS, BLK 24, TOGETHER WITH
Tax ID Folio Numbers (For all parcels in development)	5042 11 18 2410
Request / Description of Project	Site Plan approval for 9,005 s.f. addition to church and school, including 3 new classrooms, office space, parking and playground reconfiguration
Total Estimated Cost of Project	\$ TBD (Including land costs)

Current Land Use Designation	Low Medium Residential
Proposed Land Use Designation	Low Medium Residential
Current Zoning Designation	CF-HS
Proposed Zoning Designation	CF-HS
Current Use of Property	Church and school
Number of Residential Units	None
Non-Residential SF (and Type)	90,834 S.F.
Total Bldg. SF (including structure and parking)	27,225 S.F.
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

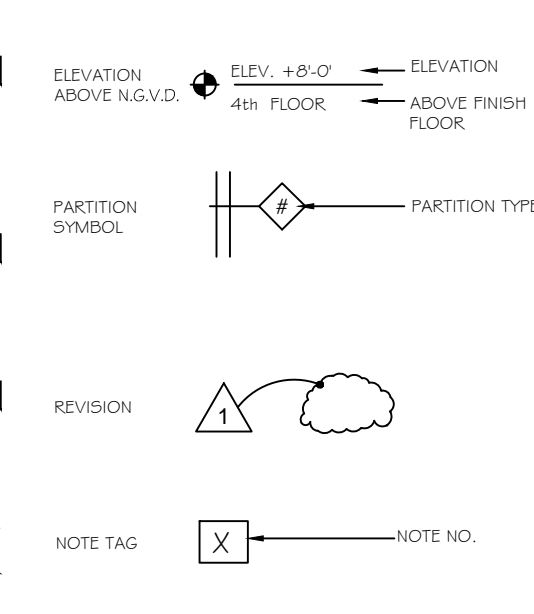
Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	10,000 S.F.	90,834 S.F.
Lot Density	N/A	N/A
Lot Width	100'-0"	135'-0"
Building Height (Feet / Levels)	35'-0"	30'-0" (2 story)
Structure Length	None	150'-0"
Floor Area Ratio	1.0 Max	30%
Lot Coverage	N/A	N/A
Open Space	None	63,609 S.F.
Landscape Area		34,901 S.F.
Parking Spaces	20	83

Setbacks (Indicate direction N, S, E, W)	Required	Proposed
Front [N]	25'-0"	11'-0" (existing)
Side [E]	20'-0"	5'-0" (existing)
Side [W]	20'-0"	5'-4" (existing)
Rear [S]	20'-0"	35'-3" (existing)

880 S FEDERAL HIGHWAY. FORT LAUDERDALE, FLORIDA 33316

Diagram illustrating the components of a room symbol and its associated information:

- Room Symbol:** A rectangle with a circle containing the number 3 inside it.
- Room Name:** A line pointing to the rectangle.
- Room Number:** A line pointing to the circle containing the number 3.
- Door Symbol:** A line pointing to the circle containing the number 1 inside it.
- Door Number:** A line pointing to the circle containing the number 1.
- Window Symbol:** A line pointing to the circle containing the letter X inside it.
- Window / Storefront Number:** A line pointing to the circle containing the letter X.
- Elevation Number:** A line pointing to the circle containing the letter X.
- Grid Letter on "X" Axis:** A line pointing to the circle containing the letter X.
- Grid No. on "Y" Axis:** A line pointing to the circle containing the number 3.



STRUCTURAL ENGINEER
UNISON STRUCTURAL DESIGN, LLC.
2000 N. STATE ROAD 7
MARGATE, FLORIDA 33063
PH.: 305-298-0467
CONTACT: KERVIN VENTURA, P.E.

MEP ENGINEER
LOUCKS ENGINEERING INC.
4520 NE 18 AVE. STE. 400
FORT LAUDERDALE, FL 33334
PH.: 954-938-1881
CONTACT: BOB LOUCKS

A5



(A6)

R E V I S I O N S

CONSTRUCTION DOCUMENTS

G-001

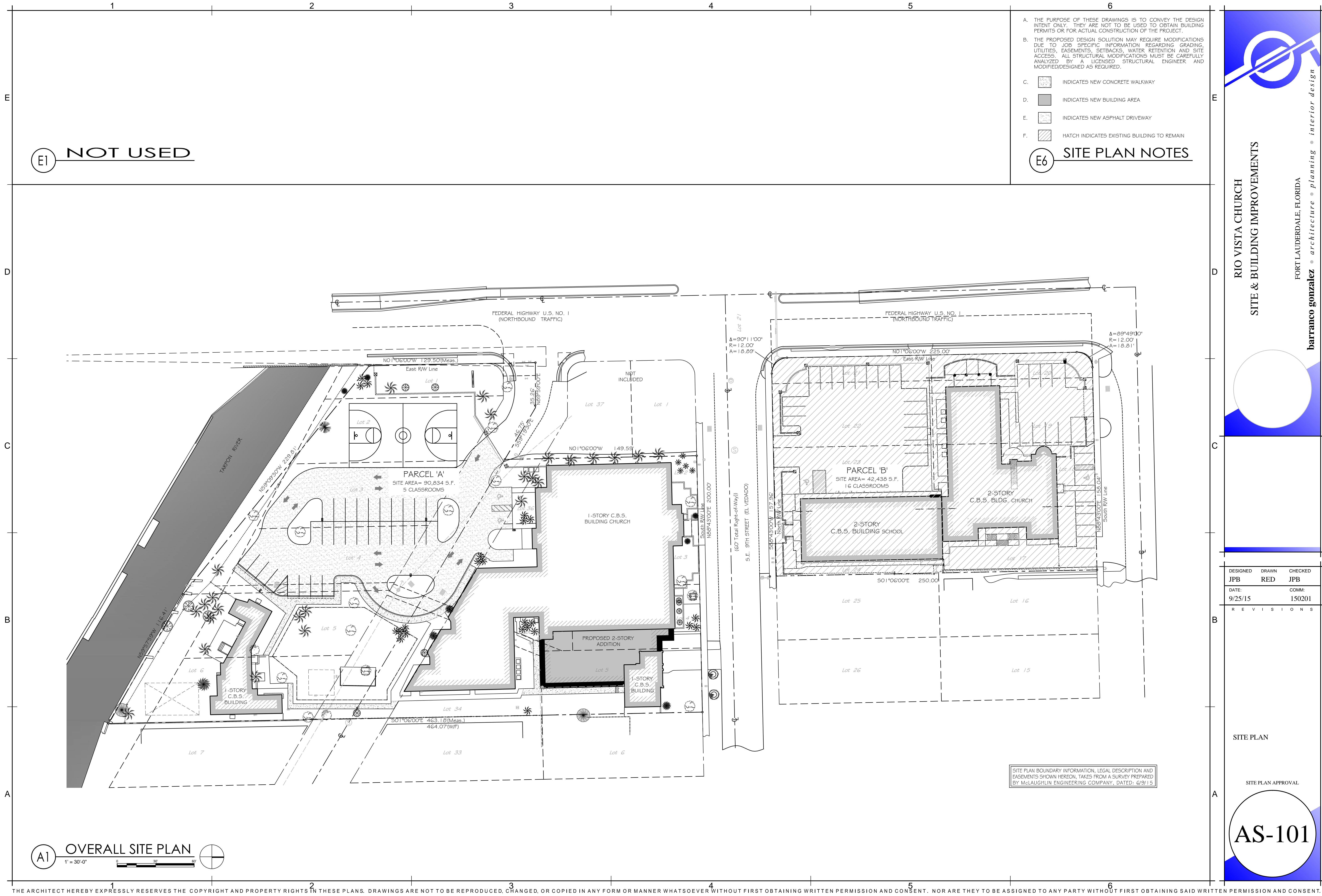
RIO VISTA CHURCH

FORT LAUDERDALE, FLORIDA

barranco gonzalez • architecture • plaza





1915 southeast 4th avenue

aa # 26001030

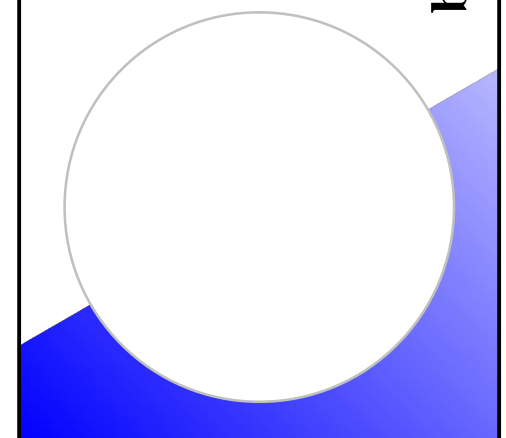


E1 NOT USED

E6 SITE PLAN NOTES

- A. THE PURPOSE OF THESE DRAWINGS IS TO CONVEY THE DESIGN INTENT ONLY. THEY ARE NOT TO BE USED TO OBTAIN BUILDING PERMITS OR FOR ACTUAL CONSTRUCTION OF THE PROJECT.
- B. THE PROPOSED DESIGN SOLUTION MAY REQUIRE MODIFICATIONS DUE TO JOB SPECIFIC INFORMATION REGARDING GRADING, UTILITIES, EASEMENTS, SETBACKS, WATER RETENTION AND SITE ACCESS. ALL STRUCTURAL MODIFICATIONS MUST BE CAREFULLY ANALYZED BY A LICENSED STRUCTURAL ENGINEER AND MODIFIED/DESIGNED AS REQUIRED.
- C.  INDICATES NEW CONCRETE WALKWAY
- D.  INDICATES NEW BUILDING AREA
- E.  INDICATES NEW ASPHALT DRIVEWAY
- F.  HATCH INDICATES EXISTING BUILDING TO REMAIN

RIO VISTA CHURCH
SITE & BUILDING IMPROVEMENTS



consultant

DESIGNED	DRAWN	CHECKED
JPB	RED	JPB
DATE:	DATE:	DATE:
9/25/15	9/25/15	9/25/15
COMM:	COMM:	COMM:
150201	150201	150201

REVISIONS

SITE PLAN

SITE PLAN APPROVAL

AS-101

FORT LAUDERDALE, FLORIDA

barranco gonzalez architecture • planning • interior design

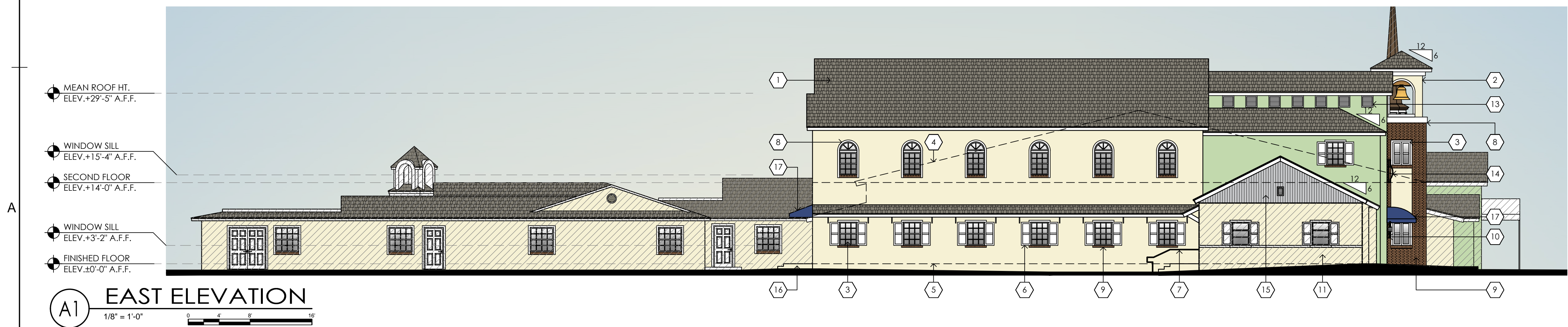
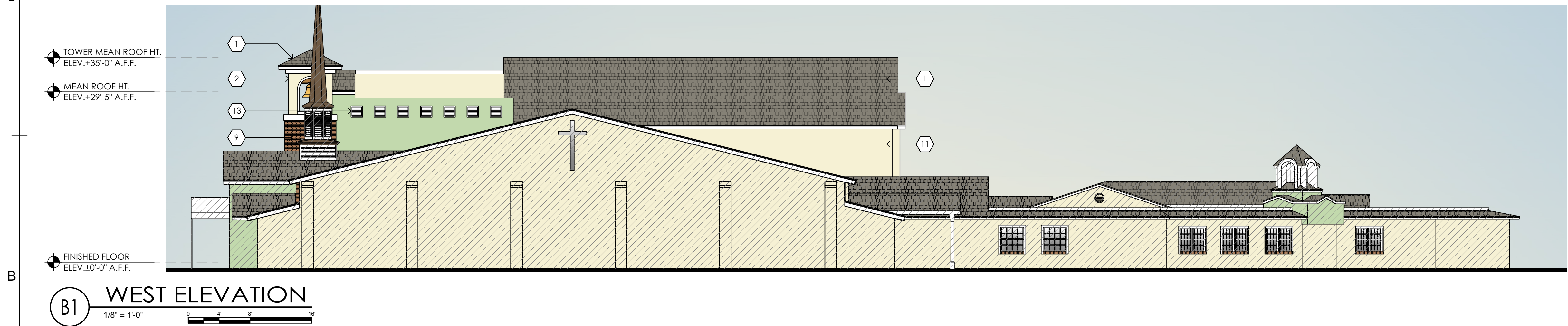
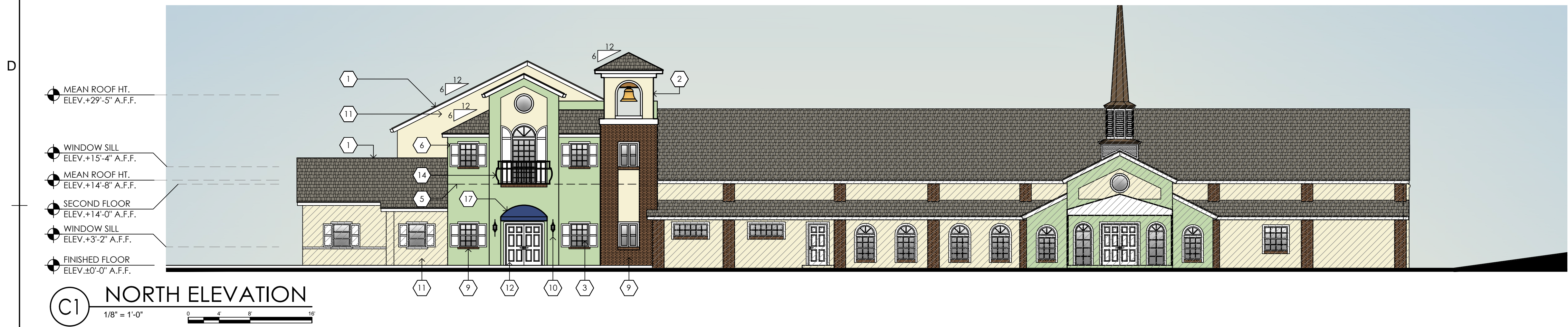
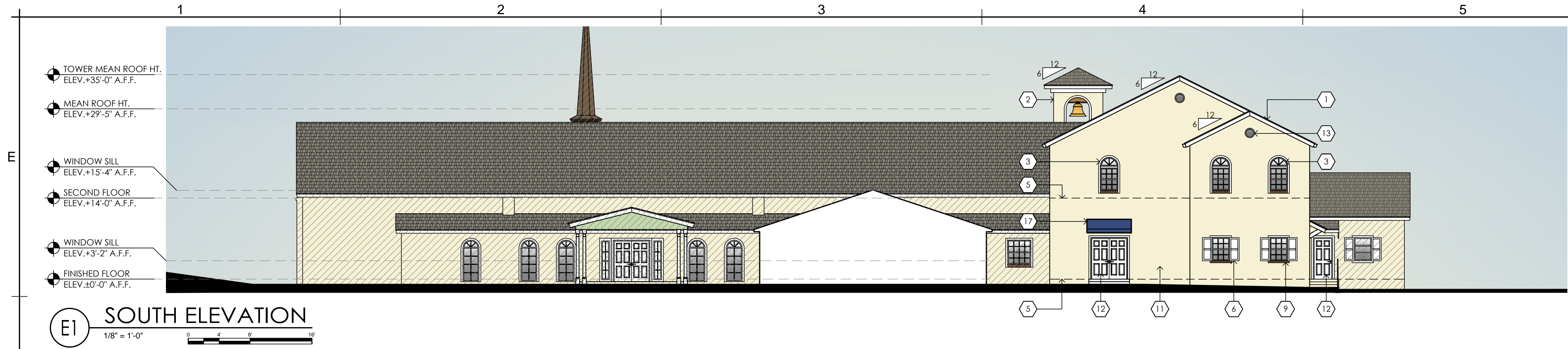
1915 southeast 4th avenue

fort lauderdale, fl 33316

phone: (954) 961-7675 fax: (954) 961-7685

email: mail@barrancogonzalez.com

ib # 26001020 aa # 26001030



E6 NOT USED

- FINISH (I) STOREFRONT FRAME, FASCIA, TRIMS, DECO. BANDS & LOUVERS COLOR: WHITE
- FINISH (H) PAINTED WOOD SLATS COLOR: BENJAMIN MOORE, #1112
- FINISH (G) STOREFRONT GLASS TINT COLOR: TO MATCH EXISTING
- FINISH (E) METAL RAILING & WALL SCONCES COLOR: DARK BRONZE
- FINISH (E) FABRIC AWNING COLOR: SUNBRELLA®, 46" SAPPHIRE BLUE
- FINISH (D) SHINGLE ROOFING COLOR: TO MATCH EXISTING
- FINISH (C) BRICK VENEER FINISH: TO MATCH EXISTING
- FINISH (B) PAINTED LT. TEXTURED STUCCO COLOR: BEIGE, TO MATCH EXISTING
- FINISH (A) PAINTED LT. TEXTURED STUCCO COLOR: GREEN, TO MATCH EXISTING

NOTE: ALL COLORS ARE SUBJECT TO BE APPROVED BY OWNER PRIOR TO FINAL SELECTION

C6 COLOR LEGEND

- 1 SHINGLE TILE ROOFING SYSTEM, AS SELECTED BY OWNER
- 2 CHURCH BELL TOWER, AS SELECTED BY OWNER, BY MANUFACTURER
- 3 IMPACT RESISTANT, ALUMINUM STORE FRONT SYSTEM, FACTORY APPLIED PAINTED FINISH COLOR WHITE AND LT. TINTED GLASS (TYP.)
- 4 INDICATES LINE OF ROOF BEYOND
- 5 INDICATES LINE OF FLOOR BEYOND
- 6 INDICATES DECORATIVE WINDOW SHUTTER
- 7 INDICATES HANDRAIL
- 8 DECORATIVE STUCCO BANDING
- 9 INDICATES BRICK SURFACE, FINISH TO MATCH EXISTING
- 10 WALL MOUNTED, OUTDOOR, RATED LIGHT SCONCE (TYP.)
- 11 LIGHT TEXTURED STUCCO, PAINTED FINISH
- 12 EXT. DOOR, PAINTED FINISH TO MATCH WALL (TYP.)
- 13 INDICATES DECORATIVE LOUVER (TYP.)
- 14 DECORATIVE METAL RAILING
- 15 DECORATIVE WOOD SLATS, PAINTED FINISH
- 16 CONCRETE STEPS, PAINTED FINISH
- 17 FABRIC AWNING
- HATCH INDICATES EXISTING BUILDING TO REMAIN

A6 KEY NOTES

RIO VISTA CHURCH
SITE & BUILDING IMPROVEMENTS

barranco gonzalez architecture • planning • interior design
FORT LAUDERDALE, FLORIDA
1915 southeast 4th avenue
phone: (954) 964-7675 fax: (954) 964-7675
email: info@barrancogonzalez.com
ib # 26001020 aa # 26001030

DESIGNED	DRAWN	CHECKED
JPB	RED	JPB
DATE:	DATE:	DATE:
9/25/15	9/25/15	150201

REVISIONS

EXTERIOR ELEVATIONS

SITE PLAN APPROVAL

A-201



CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

Meeting Date: October 27, 2015

Project Name: Evangelical Foundation for Christian Service,
Inc. / Rio Vista Church Site & Building
Improvements

Case Number: R15052

Request: Site Plan Level III Review: Waterway Use; 9005sf
Church/School Addition & Parking
Lot/Playground Reconfiguration

Location: 880 S. Federal Highway

Zoning: Community Facility – House of Worship/School
(CF-HS)

Land Use: Low Medium & Commercial

Project Planner: Jim Hetzel

Case Number: R15052

RIGHT OF WAY / EASEMENT DEDICATIONS REQUIRED PER ULDR SECTION 47-25.2.M.5:

- a. Discuss with the Florida Department of Transportation (FDOT) if 10' Right-of-Way and/or permanent easement dedication along east side of S. Federal Highway, to complete half of 120' Right-of-Way section (per the most current Broward County Road Jurisdiction & Functional Classification Map) is required; show linework in the plans and on easement exhibit if appropriate. If not required, provide confirmation from FDOT.

CASE COMMENTS:

A. Please respond to Comments 1 through 16 prior to Pre P&Z sign off

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Please contact Jorge Holguin at 954-828-5675 or jholguin@fortlauderdale.gov.
 - b. Coordinate all transportation related requirements with Alia Awwad, P.E. at 954-828-6078 or aawwad@fortlauderdale.gov and/or Eric Houston at 954-828-5216 or ehouston@fortlauderdale.gov with the Transportation & Mobility Department to meet the Transportation aspect of the Adequacy requirements.
 - c. Coordinate the minimum Finished Floor Elevation and site grading approval with Richard Benton – City Floodplain Manager at 954-828-6133 or rbenton@fortlauderdale.gov; please note that additional notes may be required on the Site Data table.
2. Please be advised that all proposed improvements within or adjacent to the Florida Department of Transportation (FDOT), Broward County (BCHECD) and City Right of Way are subject to issuance of a Right of Way permit from the authority having jurisdiction. This shall include the execution of an agreement that authorizes those entities the authority to remove improvements for any public purpose in the future.

Please coordinate and provide approval from the following agency for the improvements along:

- a. S. Federal Highway – Florida Department of Transportation (FDOT)
3. Obtain approval from the Florida Department of Transportation (FDOT) for the Strategic Intermodal System (SIS) Program. The site plan shall be reviewed and approved by FDOT. Please contact Ms. Tammy Campbell at 954-777-4668 (tammy.campbell@dot.state.fl.us) to inquire whether the SIS approval is required for the proposed development.
 4. Provide documentation from the Broward County Planning Council (BCPC) verifying whether the site requires platting/replatting. The documents from BCPC shall be submitted to the City's engineering reviewer. The BCPC may be contacted at 954-357-6695.

5. Be advised that any road cuts for utilities or curb cuts within in the City Right-Of-Way shall be restored to full lane width for 50' minimum length, per City Code of Ordinances Section 25-108.
6. Evaluate the possibility of utilizing a sustainable stormwater approach with the possibility of utilizing sustainable practices (cisterns, pervious pavers, etc.) uses for landscaping along the streetscape.
7. Discuss if pedestrian lighting within the City's Right-of-Way is proposed, or if not, discuss the possibility of the addition of pedestrian lighting along S.W. 9th Street. Please contact the Case Planner for details to match the area.
8. Provide and dimension sufficient parking and stacking requirements per ULDR 47-20.2, including the drop-off area.
9. Discuss if a gate access across the proposed driveway is proposed; if so, per ULDR Section 47-20.5.C.6, provide and dimension the minimum stacking distance required for driveway ingress to and egress from the proposed development – a minimum 12' x 22' area for each vehicle to be accommodated for stacking. Also describe operational gate activities (i.e. always open, etc.).
10. Show and label 20' wide (min.) driveway access from S. Federal Hwy. Also, it appears that half of driveway width encroaches on neighboring property.
11. Provide more defined pedestrian access (i.e. concrete sidewalks, striped crosswalk) from existing building, across proposed parking lot drive aisles, to proposed basketball court area for safe travel of students.
12. Provide 4' (min.) separation with a fence between proposed parking lot drive aisle and proposed basketball court. Also discuss how balls on court will not enter adjacent parking lot and possibly S. Federal Hwy. roadway area, creating unnecessary hazards.
13. Consider counter-clockwise one-way traffic circulation for proposed parking lot; modify raised landscape islands to accommodate 14' wide drive aisles (24' wide drive aisles required where adjacent to 90 degree parking stalls).
14. Discuss disposition of storm drain infrastructure that exists within 6' Storm Drain Easement. Since it appears that portions of the existing site drains into the adjacent waterway via this storm drain infrastructure, verify if there's any benefit to perpetuating this condition with the new layout. Otherwise, consider discussing further applying for a vacation of this easement.
15. Please prepare and submit the following exhibits which clearly define the following (as applicable):
 - a. Construction Phasing Exhibit
 - b. Right-Of-Way / Easement Dedication / Vacation Exhibit
 - c. Maintenance Agreement Area Exhibit
 - d. Revocable License Area Exhibit
16. Provide the ADA parking, access/driveway, and sidewalks/ramps in accordance with Chapter 553 of the Florida's Statutes, "Accessibility of Handicapped Persons "and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs Florida Board of Building Codes and Standard and in accordance with American Disability Act (ADA).

B. Respond to Comments 17 through 20 prior to Final DRC sign off

17. Submit a signed and sealed survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on an a Standard Title Commitment issued by a

title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. Additionally, an affidavit shall be provided by the property owner attesting that there were no additional recordings of easements or encroachments from survey date to the final DRC sign off date.

18. Prepare and submit the following civil engineering drawings, signed and sealed by a Florida registered professional Civil Engineer:
 - a. Paving, Grading, and Drainage Plan, including the sizes and dimensions of all stormwater infrastructure. Please be advised that all storm drains shall be constructed with RCP piping in the City Right-Of-Way.
 - b. Water and Sewer Plan, including any existing water main, force mains, gravity mains, etc. (show all materials & pipe sizes on the plan). Please be advised that all water mains shall be constructed with DIP piping in the City Right-Of-Way.
 - c. Erosion and Sediment Control Plan. This plan shall be reviewed for the drainage impacts to adjacent properties, surrounding Right-of-Way, stormwater facilities, and neighboring water bodies.
 - d. Provide typical cross-sections and section profiles along all property lines, and show how the existing and proposed grades will tie to one another. Also, show spot elevations along the perimeter (property lines) on the paving and grading plan.
 - e. Signing and Marking Plan, including the radii all landscaping and pavement areas.
19. Provide an on-site drainage system along with storm runoff calculations (signed and sealed by a Florida registered professional engineer). The calculations shall show how the minimum road crown and finished floor elevations are met, and how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties. **Any site that goes through DRC must store at least the 25-year 3-day event onsite with NO EXCEPTIONS.** In addition, please note that the City does not allow connecting the on-site stormwater drainage system with those in the City's Right-of-Way. Fill requirements to be provided by City Floodplain Manager, Richard Benton.
20. Provide support data that this site meets the fire hydrant locations and distribution as per the NFPA Codes and Standards. Clearly show all existing and proposed fire hydrants and 500-foot radius of coverage area. In addition, please note that a fire hydrant shall be installed within 100 feet of the Fire Department Connection.

B. Respond to Comments 21 through 33 prior to Engineering Permit Approval

21. The applicant shall verify that there are no easements or other instruments of record which impact the Engineering Department's ability to permit this site plan. In the event such instruments exist and are recorded in the office of records, Broward County, FL, the owner risks delay or denial of the building permit.
22. Please be advised that all proposed improvements within or adjacent to the City's Right-of-Way are subject to issuance of permit from the City, as well as the execution of an agreement that may authorize the City for removing those improvements for any public purpose in the future. In addition, please note that a Maintenance Declaration shall be executed with the City acknowledging that the Applicant will maintain all improvements in the City Right-Of-Way, including but not limited to lighting, landscaping, special paving and stormwater improvements.

Please note that all easements and maintenance agreements shall be recorded prior to final permit close out and Certificate of Occupancy issuance.

23. Obtain a Transportation Concurrency Satisfaction Certificate from the Broward County Planning and Environmental Regulation Division (BCPERD). Please contact Evangeline Kalus at 954-357-6632 or ekalus@broward.org at BCPERD to determine whether the project is subject to the Transportation Concurrency Fees. In addition, please contact Pierre Dougniaux with the Broward County Transit Division at

954-357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.

24. Obtain a general or surface water management license from the Broward County Environmental Protection & Growth Management Division (BCEPGMD). Route certified calculations with Paving & Drainage plans to engineering reviewer.
25. Verify the means for the demolishing the existing structures on the property so that appropriate timely notice and coordination can be executed with the City Public Works Utilities, and franchise utility companies to control the impacts from the demolition. Please be advised that a permit is required for demolishing work activities.
26. Prepare an appropriate staging plan, which includes phasing and information regarding the site layout of the temporary construction measures. The purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of the construction on neighboring transportation system, landscaping, right-of-way encroachments, and businesses. The items to be addressed by the staging plan shall include but not limited to the following:
 - a. Submit a Construction Phasing Plan clearly depicting the phasing of construction if applicable. The plan shall show the following:
 1. Include a narrative for each phase along with roadways utilized for materials delivery
 2. Clearly show boundaries of the site, dimensions and names of all streets and alleys, direction of travel, bike lanes, on-street parking and sidewalks
 3. Show location of Job trailers or construction offices for the staff, general contractor, and subcontractors with Finished Floor Elevations
 4. Show location, type and size of temporary construction fencing, including locations of gates and gate swing radii. If corners of fence correspond with cross streets, propose a fence boundary that will not obstruct sight lines for motor vehicles
 5. Show location and type of construction crane(s), including span radius
 6. Indicate location and number of portable rest rooms, dumpsters, and trash chutes
 7. Show location of the Fire Department Connection during construction and a water supply (hydrant) in accordance with N.F.P.A.1, Chapter 29
 8. Show location of any sidewalk to be closed or protected as required by Chapter 33 of the Florida Building Code
 9. Indicate location and time frame of any street closures (part or all of street) with a detour signage plan meeting MUTCD standards, prepared by a Certified Traffic engineer or technician. Please be advised that the City Commission approval will be required for detours and street and sidewalk closures lasting over 72 hours, and the said approval may take eight (8) weeks or more
 10. Show all existing parking spaces that may be affected by the construction (or construction phasing) and indicate all parking spaces that would be included within proposed construction boundaries for each phase
 11. Show location of parking for inspectors and construction personnel. Include all off site parking- location, period of lease and number of spaces leased. If shuttle will be provided between parking and job site – give shuttle schedule and show route of shuttle
 12. Show loading/unloading areas for material delivery to include entry and exit path of vehicles without backing into street
 13. Show routes that delivery trucks will be instructed to follow when traveling to and from the site. All efforts should be made to avoid residential and/or small, merchant lined streets. This may be shown on a separate drawing, prepared at an appropriate scale in order to illustrate route through the City
 14. Indicate where and how concrete trucks will stage during multiple yardage pours
 15. Provide an Erosion Control Plan and show location and type of silt fencing for dust control along with measures for erosion control against material leaving site from vehicular traffic
 16. Indicate the locations of storm inlets. If physical measures will be taken to protect inlets, illustrate these on the Erosion Control Plan

17. Show locations of truck wash-off area and procedures, including tires and concrete chutes
 18. Indicate schedule for rout line street sweeping of periphery of construction site
 19. Indicate if dewatering is proposed.
-
27. Obtain a dewatering permit from the Broward County Environmental Protection Dept. (EPD). This permit is required only if the site is within 1/4 mile of a known contamination site. The EPD contact is David Vanlandingham (dvanlandingham@broward.org or 954/519-1478). He prefers to be notified via email for the quickest response. You can view their standard operation procedures for dewatering at http://www.broward.org/pprd/cs_dewatering.htm.
 28. Apply and obtain a SFWMD dewatering permit activities if off-site discharge is anticipated. Any planned activity that requires dewatering needs to be reviewed by SFWMD. In many cases, this could involve an email to SFWMD that include a description of the activity. If no permit is required, SFWMD will let you know. The SFWMD contact person is Steve Memberg (smemberg@sfwmd.gov).
 29. Pay capital expansion fees for water and wastewater treatment, distribution, and disposal at the rate identified in Ordinance C-05-21. The fee will be calculated based on Equivalent Residential Connections (ERC's). Provide a calculation for existing and proposed ERC's for approval by Urban Design Engineer. Impact fees shall be paid prior to the issuance of the building permit.
 30. Submit the State of Florida Notice of Intent (FAC 62-621.300(4)(b)) per the Florida Department of Environmental Protection (FDEP) criteria. Notice is required for sites of one (1) acre or larger site area with the potential for discharge of sediments to surrounding surface waters or drainage systems which discharge indirectly to those surface waters as classified or otherwise identified in the Florida Administrative Code (FAC). Therefore, the Applicants whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity.
 31. Please note that any lighting within the City's Right-of-Way, shall be approved and authorized by the City's Engineering and /or Building (Electrical Staff) Department. Any lighting placed in the Right-of-Way shall be powered by an approved lighting circuit from the proposed development or FPL source, and will require an engineering permit. Any new lighting system powered by private source shall require a Revocable License agreement with the City along with a "disconnect" that shall be accessible by Facilities Maintenance staff in or near the Right-of-Way. Please contact the Facilities Maintenance office, David Smith at 954-828-6560, for information concerning the lighting within the City's Right-Of-Way.
 32. Obtain an engineering permit before installing, removing, or relocating poles (lighting or electrical) within the City's right of way. Permanent or temporary relocations or removals shall be reviewed and approved by the City.
 33. Please discuss with City Public Works Department - Utilities, Rick Johnson at 954-828-7809, concerning the proposed methods of noise, vibration, and odor mitigation.

Case Number: R15052

CASE COMMENTS:

Please provide a response to the following:

1. Provide street trees along the length of the property abutting the street, planted in area located between the roadway and the property line. Street trees are provided at one tree per 40 linear feet of street frontage or greater fraction thereof, not subtracting ingress and egress dimensions. Where overhead utilities exist, street trees may be small trees provided at one per 20 linear feet. Half of the required trees must be shade trees, and the remaining may be flowering or palm trees. Trees are to be a minimum of 12', and palms must have a minimum clear trunk to allow for sight and pedestrian clearance.
2. Provide a tree condition percentage (as a number) for all existing trees on site.
3. Sheet L-1.0 – clarify what PIP means.
4. For proposed work in and around existing Mangroves, Broward County must be contacted for permission and permits to proceed. Contact Linda Sunderland at Broward County Environmental Protection and Growth Management Department, Environmental Licensing and Building Permitting Division at (954) 519-1454 or LSUNDERLAND@broward.org. Provide documentation illustrating such communication and requirements.
5. Provide the required Vehicular Use Area perimeter buffer along driveway. Consider shifting the basketball court west-ward to accommodate this 10' landscaped area.
6. Tree numbers 64 and 65 are to share the landscaped peninsular island with 2 additional canopy trees, the triangular paved area south of tree 68 is to be pervious with one canopy tree and that same row is to provide one canopy tree. The requirement is for parking rows to begin and end with one canopy tree. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements.

GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following prior to submittal for Building Permit:

7. A separate sub-permit application for Tree Removal and Relocation is required at time of master permit submittal.
8. A separate sub-permit application for General Landscaping is required at time of master permit submittal.
9. Provide irrigation plan illustrating an automatic system which provides 100% coverage, 50% overlap and rain sensor shut off device. This is to include the rights-of-way areas and the outside of buffer yard wall.
10. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.

Case Number: R15052

CASE COMMENTS:

Please provide a response to the following:

- 1) Pursuant to Public Participation requirements of ULDR Section 47-27.4.A.2.c., the applicant must comply with the following:
 - a. Prior to submittal of the application to the PZB, a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting;
 - b. The applicant shall then conduct a public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is/are conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record;
 - c. The applicant shall, 10 days prior to the PZB, execute and submit to the department an affidavit of proof of public notice according to this section. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next available hearing date after the affidavit has been supplied.
- 2) The site is designated Commercial and Low Medium Residential 8 on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination of consistency with the City's Comprehensive Plan Goals, Objectives and Policies.
- 3) Verify that copy of plat is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.
- 4) The proposed project requires review and approval by the Planning and Zoning Board (PZB). A separate application and fee is required for PZB submittal, and the applicant is responsible for all public notice requirements, pursuant to the Unified and Land Development Regulations (ULDR), Section 47-27. In addition, the development permit shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application.
- 5) The project is subject to City Commission request for review. If requested by City Commission, be advised, the City Clerk's office requires 48 hours-notice prior to a Commission meeting if a computer presentation is planned i.e. *Power Point*, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information (954-828-5019).
- 6) Provide the following changes on site plan:
 - a. Redesign the internal circulation drive to one-way movement;
 - b. Based on one-way movement, modify the parking space design to angled parking;
 - c. Indicate any protection, fencing, mesh, etc. for the basketball court due to its proximity to Federal Highway;
 - d. Consider improvements to the green area adjacent to Federal Highway near the ground sign with enhanced landscape elements, improvements to the retaining wall (may also address protection for the basketball court), trellis features, etc.; and,

- e. Provide location of trash receptacles or dumpsters; discuss location with solid waste and recycling representative. Show typical trash container dimensions and location for each unit.
- 7) Provide the following changes in the site plan data notes:
 - a. Update the land use to indicate split land use designations on the site; commercial and low-medium 8;
 - b. Provide building height in feet; and,
 - c. Provide a third column for building setbacks to indicate required, provided, and nonconforming setbacks.
 - 8) It is recommended the following pedestrian and bicycle-related comments be addressed:
 - a. Per Sec. 47-25.2.M.6. (Adequacy requirements / Transportation / Pedestrian facilities): Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. With the proposed addition, pedestrian improvements across SE 9th Street should be provided;
 - b. Site plan design doesn't indicate pedestrian access from the buildings to the basketball courts. Accommodate safe pedestrian access;
 - c. Provide bicycle parking in visible, well-lit areas as close as possible to pedestrian entryways/doors. In addition where possible, locate bicycle parking facilities in an area that is sheltered/covered; and,
 - d. For more information, please send email to kmendrala@fortlauderdale.gov for information on bicycle parking standards and to obtain a copy of the Assoc. of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.
 - 9) Provide information related to drop off demand, number of cars, hours, etc. Indicate if the drop-off will impact Federal Highway and how the applicant plans to address traffic during pick-up and drop-off periods.
 - 10) Provide information on how, and if, the proposed expansion increases the number of employees, students, visitors, etc.
 - 11) Based on the site being a waterway use and subject to ULDR, Section 47-23.8, indicate if any additional improvements along the waterway will be provided to further screen the site from properties to the south.
 - 12) Provide legible photometric plan for the areas of the site where the site is being improved. Extend values on photometric plans to all property lines. Show values pursuant to ULDR, Section 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan, and provide pole detail with dimensions.
 - 13) The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project including, but not limited to electric vehicle charging stations, tankless water heaters, rain collection systems, pervious parking, bio-swales, Florida Friendly™ plant materials, solar panels, and green roofs. Please respond.
 - 14) Provide the following graphics and ensure the proposed project is in scale with neighboring buildings and only existing or proposed structures are shown in all renderings. To ensure that graphics accurately portray the project in scaled proportion to its surroundings, provide a vertical benchmark (i.e. power pole, adjacent building, etc.) and indicate the measurements for comparison. In addition, include the following verification statement on all provided renderings: *"This 3-dimensional representation of the proposed development is true and accurate relative to the height, width and length of any adjacent or proximate existing structures."*
 - a. Provide aerial oblique perspectives of the project in context with adjacent properties and surroundings, from opposing views. Show clear and accurate 3-dimensional views in context with the surrounding area indicating building outlines;
 - b. Provide a context plan of general area indicating proposed development and outline of all nearby properties with structures outlined, and uses and heights labeled. On context plan, indicate and dimension setbacks, drive isles, public sidewalks, crosswalks, and bus stop(s);

- c. Provide context elevations (north/south and east/west) indicating proposed project and nearby properties, including those across adjacent streets and/or waterways. Dimension the height, length, and width of all structures, setbacks, drive isles, landscaping, etc. in order to ascertain the relationship the proposed development will have on the surrounding properties;
- d. Provide pedestrian-level perspective renderings of project as viewed along SE 9th Street; and,
- e. Further discussion on this matter will be provided at DRC Meeting.

General Comments

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC:

- 15) Provide a written response to all DRC comments within 180 days.
- 16) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner (954-828-5019) to review project revisions and/or to obtain a signature routing stamp.
- 17) All construction activity must comply with ULDR, Section 24-11, Construction sites. Contact John Madden, Chief Building Inspector (954-828-5202) to obtain his signature on the final DRC plans.
- 18) If a temporary construction trailer is needed for this project, provide the details and location of the trailer on an additional site plan, to avoid additional review in the future. Ensure details and location in order to receive approval from the Building Service Department's DRC Representative.

Case Number: R15052

CASE COMMENTS:

Please provide a response to the following:

1. Will the drive off of Federal Highway remain closed during school hours?
2. Noted that detailed information about proposed security systems will be provided at time of building permit application

GENERAL COMMENTS:

The following comments are for informational purposes.

It is noted the following: Impact windows; Existing security system will be expanded to accommodate the new addition.

It is highly recommended that the managing company make arrangements for private security during construction. Please submit comments in writing prior to DRC sign off.

Case Number: R15052

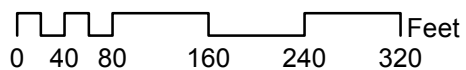
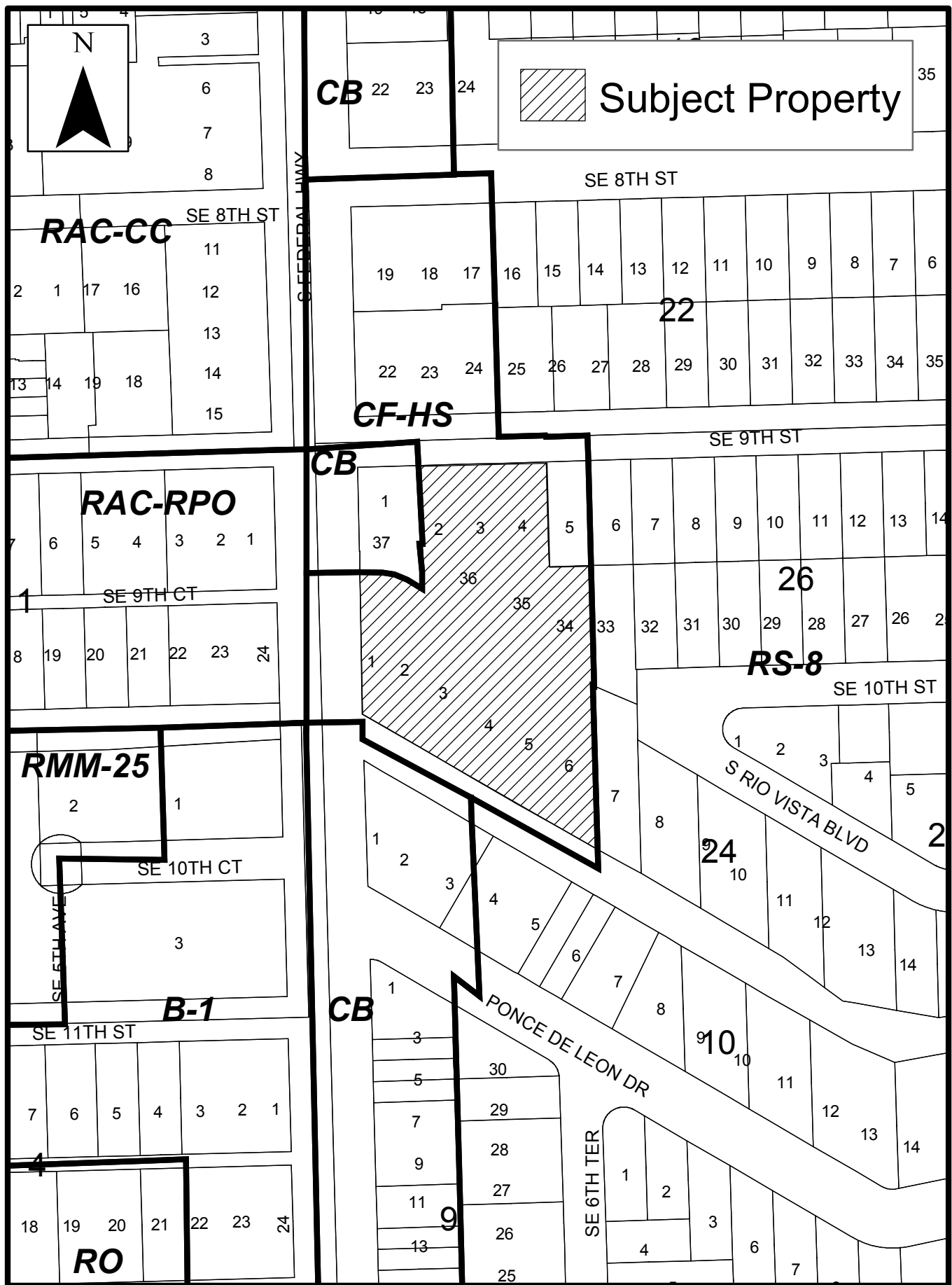
CASE COMMENTS:

1. Bicycle parking is strongly encouraged, covered if possible with a bike pump. Consult the APBP Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide. Provide the minimum long term and short term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet.
2. Please consider improving the circulation of the parking lot by converting the drive isle into a one-way lane.
3. Please provide a 5ft wide minimum pedestrian connection along the parking lot to North Federal Highway.
4. Better distinguish pedestrian walkways on the site plan, ensure a safe route is provided from all buildings to the parking lot.
5. Ensure peak hour queueing can be accommodated onsite without backing out into the public ROW.
6. Demonstrate how students will navigate from the main school building to the basketball court.
7. Consider providing a fence between the parking lot and the basketball court.
8. As per the City's "Connecting the Blocks" multimodal master infrastructure plan please ensure an 8' sidewalk is provided along North Federal Highway.
9. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices.
10. Additional comments may be provided upon further review.
11. Signature required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. Contact Eric Houston at 954-828-5216 or ehouston@fortlauderdale.gov to set up an appointment for final plan approval.
2. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.



R15052